

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Cobble Hill Farm

Other names/site number DHR File No. 132-5013

2. Location

Street & number 101 Woodlee (Heights) Road Not for publication
City or town Staunton vicinity state Virginia
Code VA county Indp. city code 790 zip 24401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 Entered in the National Register

 See continuation sheet

 Determined eligible for the
National Register

 See continuation sheet

 Determined not eligible for the
National Register

Signature of Keeper

Date of Action

United States Department of the Interior
National Park Service

_____ Removed from the National Register
_____ Other (explain):

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5. Classification

Ownership of Property (Check as many boxes as apply)

☒ Private
☐ Public-local
☐ Public-State
☐ Public-Federal

Category of Property (Check only one box)

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

Number off Resources within Property

<u>Contributing</u>	<u>Noncontributing</u>
<u>11</u>	<input type="checkbox"/> Buildings
<u>1</u>	<input type="checkbox"/> Sites
<u>3</u>	<input type="checkbox"/> Structures
<input type="checkbox"/>	<input type="checkbox"/> Objects
<u>15</u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) _____

6. Function of Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single Dwellings: residences</u>
<u>AGRICULTURAL/ SUBSISTENCE</u>	<u>Agricultural Outbuilding: barns, sheds</u>
<u>AGRICULTURAL/ SUBSISTENCE</u>	<u>Agricultural Field: pasture</u>
<u>LANDSCAPE</u>	<u>Garden</u>

Current functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single Dwellings: residences</u>
<u>AGRICULTURAL/ SUBSISTENCE</u>	<u>Secondary Structures: barns, sheds</u>
<u>AGRICULTURAL/ SUBSISTENCE</u>	<u>Agricultural Field: pasture</u>
<u>LANDSCAPE</u>	<u>Garden</u>

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7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and 20th century revivals:

Tudor Revival

Other: French Eclectic

Materials (Enter categories from instructions)

Foundation	STONE:	Limestone
Roof	WOOD:	Shingle
Walls	CONCRETE	Rusticated Block
	STONE	Limestone
Other	STONE	Limestone (chimney)

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register Listing)

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | A | Property is associated with events that have made a significant contribution to the broad patterns of our history |
| <input type="checkbox"/> | B | Property is associated with the lives of persons significant in our past. |
| <input checked="" type="checkbox"/> | C | Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. |
| <input type="checkbox"/> | D | Property has yielded, or is likely to yield information important in prehistory or history. |

Criteria Considerations (Mark "X" in all the boxes that apply.)

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | A | owned by a religious institution or used for religious purposes. |
| <input type="checkbox"/> | B | removed from its original location. |
| <input type="checkbox"/> | C | a birthplace or a grave. |
| <input type="checkbox"/> | D | a cemetery. |
| <input type="checkbox"/> | E | a reconstructed building, object or structure |
| <input type="checkbox"/> | F | a commemorative property. |
| <input type="checkbox"/> | G | less than 50 years of age or achieved significance within the past 50 years. |

Areas of Significance (Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

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Period of Significance

ca. 1874 - 1954

Significant Dates

1937

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder Sam Collins, T.J. Collins and Sons,
Architects

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ Preliminary determination of individual listing (36 CFR 67) has been requested.
☐ Previously listed in the National Register
☐ Previously determined eligible by the National Register
☐ Designated a National Historic Landmark
☐ Recorded by Historic American Buildings Survey #
☐ Recorded by Historic American engineering Record #

Primary Location of Additional Data

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

10. Geographical Data

Acres of Property 196+ acres

UTM References (Place additional UTM references on a continuation sheet)

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	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	17	669370	4227610	2	17	669940	4227270
3	17	669770	4227220	4	17	669640	4226530
	<u>x</u>	See continuation sheet.					

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Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title: Beth Scripps
Organization: Frazier Associates Date September 2, 2003
Street & Number: 213 North Augusta Street Telephone 540-886-6230
City or Town: Staunton State VA Zip Code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (check with the SHPA or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name Ms. Harriet Hanger
Street & Number: 101 Woodlee Road Telephone 540-886-2414
City or Town: Staunton State VA Zip Code 24401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

Cobble Hill Farm
Staunton, VA

Section 7 Page 1

Narrative Description

Summary Description

Cobble Hill Farm, in the City of Staunton, is an approximately 196-acre agricultural unit comprised of two tenant farms and the Cobble Hill parcel. The owner's residence, its formal gardens, and the accompanying outbuildings sit high on a knoll overlooking gently rolling pastureland to the north and east. Dense tree cover provides a visual buffer to encroaching development on the south and west of this eighty-six-and-a-half-acre parcel.

Cobble Hill, a two-and-a-half-story, irregular plan, masonry house with a steep-gabled roof and half-timbered accents in the Tudor Revival and French Eclectic styles was designed by Sam Collins in 1936 for Mr. and Mrs. William Ewing. A Collins-designed summerhouse and cistern-topping tower were constructed at the same time in keeping with the house. The grounds feature a formal garden and pond/pool. Late-nineteenth-century frame dairy and feed barns near the house were retained although a frame farmhouse was razed to allow for the building of the present residence.

The tenant farm across the street consists of over forty-six acres of farmland that were subdivided from the Cobble Hill tract in 1890 and rejoined by Mr. Ewing in 1934. The farmhouse faces east, is situated on a knoll and accessed from Woodlee (Heights) Road via a long, sloping drive that also provides access to the barn and other outbuildings serving. This farm consists of a frame, two-story, three-bay, center-hall-plan vernacular farmhouse, three smaller outbuildings dating to the late nineteenth century, and a Sam Collins-designed barn built in 1937.

Bought by Mrs. Harriet Ewing Hanger in 1964, having not been on the market since 1892, the second tenant farm consists of a frame, side-gabled, three-bay, two-and-a-half-story I-house dwelling with an ell addition, built between 1892 and 1926; and a packed earth and vertical board outbuilding built during the same time period. This farmhouse and its outbuilding are accessed via a gravel driveway from Springhill Road to the northeast of its intersection with Woodlee (Heights) Road. Facing to the northeast, the farmhouse looks out over the majority of the sixty-three plus acres of agricultural fields associated with it as located in the northwest corner of the parcel.

Together, the acreage of these farms continues to make farming a commercially viable option and Cobble Hill actively raises sheep and grows hay.

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Cobble Hill Farm
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Detailed Description

Parcel #10010

This parcel consists of the main house with its tower, garden, pool and summerhouse; and outbuildings including a miscellaneous outbuilding, dairy barn and feed barn.

Owner's Residence

The residence and its outbuildings are located on a knoll and are accessed from Woodlee Road via a gated asphalt-paved private drive. Four-board fenced paddocks line both sides of the driveway. On the approach to the house, there is a late-nineteenth-century dairy barn to the right and a late-nineteenth-century feed barn to the left with its adjoining outhouse/shed complex. These outbuildings were part of the Thomas Dairy operation on this site in the early twentieth century.

The residence, designed in 1936 by Sam Collins of T.J. Collins and Son, Architects, of Staunton, Virginia, was built in 1937 for the widowed Mrs. William Ewing. It is a two-and-a-half-story, rusticated concrete block, cross-gable, predominantly Tudor Revival-style dwelling with a steeply-pitched side-gable roof and a single, dominant, steeply-pitched front gable. Eaves flare upward slightly at the roof-wall junction. A one-story, side-gabled porch completes the main dwelling. All roof surfaces are finished with wood shingles. A large coursed-stone chimney near the entry porch figures prominently on the front elevation as do plantings of hosta and abelia.

Heavy timber-pegged window frames surround metal casement windows. Windows are predominantly tall, paired eight-light, two lights wide by four lights high, metal casement, with massive wood lintels above. Accent windows, also casement, feature leaded panes in a diamond pattern. Second-story gabled windows pierce the cornice and exhibit decorative half-timbering with brick/stone infill. Windows are set flush with the exterior, therefore providing a wide sill on the interior.

The interior of the house features a number of Tudor-style details. These include: rough-finish plaster painted white throughout the house; exposed, hand-hewn beams, stained dark brown, in the living and dining rooms; and a closed stringer main staircase with turned balusters, oak handrail and figured oak newel post with guilloche carving.

Floors continue the Tudor details with a flagstone entry hall, random width oak, pegged floors in the main portion of the house and narrow tongue-and-groove oak in the service areas. Baseboard is constructed of three parts, an oak shoe molding, black mopboard, and oak cap and is consistent throughout the house.

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Doors throughout the house are raised, eight-panel with a dark stain in keeping with the woodwork on the main level and a translucent, mossy green stain matching the trim on the second level. The Tudor-inspired feeling of the house is further enhanced by hand-hammered, wrought-iron hardware and unique fireplace hearths and mantels. Themed, art-glazed tile surrounds and hearths in colors evoking nature highlight carved wood mantels in almost every room.

This house is in remarkably original condition. With the exception of a few replacement switch-plates and ceiling fixtures, new kitchen countertops and the addition of cast iron baseboard heat in 1993, the house remains as it was built in 1937.

Grounds (garden – contributing site, pool – contributing structure)

Before his death, Mr. William Ewing designed the sunken formal garden that is centered behind the house and terminates in a summerhouse that echoes the Tudor feel of the house. Boxwoods line either side of a wide alley leading from the flagstone back patio, down three wide, grass-covered terraced steps to an eventual terminus at the summerhouse. Behind each row of boxwoods is an irregularly-coursed stone retaining wall to account for the sunken nature of this space. Large trees, groundcover and perennial plantings further enhance the landscape. This garden area is flanked on one side by a level grass area that originally served as the tennis court for the owners. A tower built atop the cistern overlooks this area. To the other side of the formal garden an ornamental concrete fishpond was turned into a kidney-shaped pool in 1953.

Outbuilding/Shed Complex (contributing)

Set perpendicular to the main house (parallel to the cross-gable), this complex is composed of four attached parts, the earliest of which was built prior to 1874 with minor modifications being made at later dates prior to 1937. The front elevation consists of three parts with a fourth running behind the length of the first three and serving as a garage. From left to right these sheds are:

- (A) A cement-floored, vertical wood-sided one-room frame structure with board door and brick, running bond chimney. The side-gabled roof has a four-light stationary window in the gable end and is wood shingled to the front with exposed rafter ends and standing-seam metal to the rear. There is one wood, eight-light casement window on the front elevation and one eight-light casement (?) window on the board-and-batten sided gable end. The current owner opened this structure to the rafters.
- (B) Accessed either from (A) or from its own board door with covered transom, this slightly below-grade, cement-floored frame structure is clad in horizontal weatherboard with a side-gabled roof, wood shingled to the front and standing-seam metal to the back. An opening was cut through the attic floor by the current owner to create a loft area accessed by a wooden ladder.
- (C) A cement-floored, vertical wood-sided frame structure with a standing seam metal shed roof.
- (D) A cement-floored frame structure with a standing-seam metal roof. Access to this structure is via a modern, electric, sixteen-panel metal garage door.

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Cobble Hill Farm
Staunton, VA

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Dairy Barn (contributing)

This rectangular-shaped, frame barn is approximately fifty feet by twenty feet and has a standing-seam metal gable roof. Built in the 1920s on a cement foundation, this structure is clad in weatherboard. All windows exhibit plain wood trim with a simple pediment detail on the top of each.

The east elevation of the barn features fourteen four-light wood, single-hung sash windows as does the elevation opposite. Entry to the barn is from the driveway approach via a vertical board sliding door and a board-and-batten door to its right that is accessed via a four-riser stair due to differing elevations. There is also a wood, four-light window centered in the end gable on this elevation. On the rear gable end there is an entry with a board-and-batten door. A cement retaining wall provides access to this below-grade entry. The door is flanked by two four-light wood casement windows on both sides and a four-light gable-end window above.

Feed Barn (contributing)

Built in the last quarter of the nineteenth century, the gable end elevation of this one-and-a-half-story frame structure with a standing-seam metal roof contains a board-and-batten door entry and a six-light fixed wood frame window on the ground level and a hayloft with a protruding open bay centered in the gable end. To the west of the main structure is a one-story connected open shed supported by Y-shaped posts and bracing. To the east is a one-story, connected, enclosed, vertical board frame shed with a hipped standing-seam metal roof and a one-light fixed wood frame window.

From the driveway approach there are four rectangular openings with notched corners in the one-story frame shed-roofed structure attached to the main feed barn. Two of these openings are tall, board-and-batten, Dutch doors for horse access and two are large framed openings providing machinery access to the barn.

Summerhouse (contributing)

Built into an embankment, this Collins-designed structure is one story on the garden elevation with a below-grade cellar to the back. The concrete foundation is faced in irregularly coursed limestone where visible from the garden. The floor of the summerhouse is mortared flagstone. Paired square beams with decorative latticework panels between provide support for the wood-shingled hipped roof and a lattice-panel railing encloses the structure on three sides. This structure was built concurrently with the house in 1937.

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Cistern/Tower (contributing)

Built in 1937 and located atop the cement cistern, this Collins-designed water tower is accessed via a flight of stairs that originate at the corner of the garden wall. The wall turns to follow the incline of the poured cement stair, and steps up at regular intervals. The top of this cinderblock wall is finished with mitred bricks to form a gable cap. Similar in construction to the summerhouse, the floor of this structure is irregular mortared flagstone and pegged post-and-beam construction supports the wood-shingled hipped roof. A cistern access panel is flush with the floor and a modern porch swing hangs from the rafters. A railing, constructed of turned balusters in a 3:1 alternating pattern capped by a simple wood rail with groove detail, completes this structure.

Parcel #10008 (across the road)

Farmhouse (contributing)

Fronted by a four-board fenced paddock to Woodlee (Heights) Road, this simple two-story, three-bay, center-hall-plan vernacular farmhouse of late-nineteenth-century origin faces Woodlee (Heights) Road. The front door and the bay to its north, sit on a stone foundation and the bay to the south sits on a brick foundation. The entire structure is clad in vinyl siding of late-twentieth-century origin and all windows except those in the projecting bay have plastic shutters affixed to the siding. Aluminum gutters and downspouts are of the same period. The roof over the main portion of the house is standing-seam metal.

The front elevation has a wood, raised, four-panel door with five-light sidelights and a wood screen door. The entry is flanked by horizontal, two-over-two, double-hung wood casement windows on the first level and the same windows in all three bays above. A one-bay, wood-floored entry porch with a standing-seam metal shed roof is supported by metal clad square posts that rest on cement piers and is accessed by two stone steps.

The gable end facing the driveway is devoid of fenestration in the main portion of the house. The brick chimney with cement base is centered on this gable end. A one-story addition has a cement foundation, a one-by-one sliding window, is clad in vinyl siding and has a standing-seam metal roof.

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The rear elevation of the main portion of the house features two additions. The addition on the driveway side is a one-story, vinyl-clad frame structure with a standing-seam metal shed roof, entry door and a sliding one-by-one casement window. Centered above this addition is a single two-over-two, double-hung wood casement window on the second level. A one-and-a-half-story, three-bay addition covers the other half of the rear elevation. The window closest to the middle of the house is higher than the other two and is a one-over-one wood double-hung casement window. The other two windows on the ground level of this addition are two-over-two as found throughout the house. Also viewed from this elevation is a shed-roofed porch.

On the other gable end there is an entry porch sheltering the door to the kitchen. The asphalt shingle-clad shed roof is supported by metal-clad square posts that rest on a poured cement floor. There is a modern vent in the half-story of the addition above this roofline. On the main gable-end elevation there is a projecting bay with two side-by-side, one-over-one wood, double-hung casement windows that rests on a cement foundation.

Small Shed (contributing)

This early-twentieth-century, now vinyl siding-clad, end-gable frame structure has a standing-seam metal roof and rests on cinderblock piers. The roof overhangs the entry and is supported by simple brackets. A board-and-batten door with a wood threshold and a limestone step are original to the structure. From the inside of this one-room structure the original vertical-board siding is evident. Rafters and ridgeboard exhibit circular saw marks. There is knob and tube electrical wiring and a plywood sub-floor.

Equipment Shed (contributing)

This early-twentieth-century, simple, end-gable, vertical board-sided, frame structure is roofed in galvanized metal and has one open gable end. The side is two bays open to the roofline with the span supported by a single post cloaked in one-by-fours. The floor is sand. Cement blocks now support this structure at the corners, although there are remnants of wood sills at grade.

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Utility Shed (contributing)

This early-to-mid-twentieth-century frame structure has a cement foundation, weatherboard siding facing the house and board-and-batten siding on its other elevations, and a standing-seam metal shed roof with a metal-flashed wood box cornice. There are aluminum gutters and downspouts on both front and rear elevations.

The east elevation from south to north has one sixteen-panel metal garage door with simple wood frame serving an elevated loading dock area; a one-over-one vinyl double-hung, casement window; a metal, raised, six-panel door; one-over-one, vinyl window; twenty-panel metal garage door; and a one-over-one, vinyl window.

The west elevation has a mixture of board-and-batten and vertical-board siding, some boards exhibiting straight saw marks, and metal, raised, six-panel double doors with poured concrete stoops. Gable ends have no openings and are clad in vertical boards with straight saw marks.

Barn (contributing)

This structure was designed by Sam Collins in 1937 and is built on a concrete foundation and clad in horizontal weatherboards. It has a standing-seam metal Dutch gambrel roof with exposed rafter ends. Each gambrel end has three stories of pedimented, louvered ventilation openings arranged in a pyramidal design. The ground level of each of these elevations features a louvered opening, board-and-batten Dutch door and a sliding board-and-batten door. On the elevation closest to the other outbuildings, there is a ramp from the driveway down a slope to access this sliding door.

The elevation facing Woodlee (Heights) Road is a story below the rear elevation. This front elevation has four, equally-spaced, board-and-batten, Dutch-door openings sheltered by a shed roof with exposed rafter ends. In a departure from the rest of the exterior, wall cladding on this lower level has simple, butted, horizontal boards, with every other board missing above the level of the upper portion of the Dutch doors. A four-board, paddock fence encloses the lower barnyard.

The rear elevation is again clad in weatherboard and features one large sliding door of vertical-board construction. The upper level of the barn is outfitted for hay storage with a mechanical hay lift to the ceiling and has wide board floors.

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Parcel #10007 (extending to Spring Hill Road)

Farmhouse (contributing)

Access from Springhill Road is via a long gravel drive that turns at a right angle past the front of the house and runs along its side terminating before it reaches the outbuilding. There is a cement walk from the front entry to the driveway and from the side entry to the driveway as well as from the side entry patio to the outbuilding. A hedge of boxwood separates the front yard from the driveway.

Built between 1892 and 1926, this side-gable, three-bay, two-and-a-half-story frame house with an ell addition sits on a concrete foundation, is clad in vinyl siding and has a standing-seam metal roof. The entry door has two raised panels at the bottom and a large, single pane of glass in the top half. Flanking this door are two, two-over-two, vinyl, double-hung sash windows with metal-clad sills. According to the owner, a former tenant stole the original windows. A standing-seam metal, shed-roofed porch, accessed from the sidewalk by two concrete steps, spans the front door and both windows. This roof is supported by four turned posts, has a tongue-and-groove floor and lattice cladding beneath.

The gable end facing the driveway has a one-and-a-half-story, end-gable addition providing access to a partial basement through a board-and-batten door. This addition has a concrete foundation and is clad in vinyl siding with a standing-seam metal roof. Above the roofline of this addition there is a double-hung, two-over-two window and in the gable there is an octagonal vent. On the lower level of the ell there is a door and two-over-two window sheltered by a shed-roofed porch. The posts supporting this roof rest on a poured concrete patio. A window from the rear of the main portion of the house looks out onto this space as well.

Facing Springhill Road, the gable-end elevation of the main house features centered, single, two-over-two windows on the first and second floors with an octagonal vent in the half-story gable end. The addition has an entry door similar in description to the front door accessed for a four-riser, pressure-treated stair, flanked by a single, two-over-two window on the ground level and two windows on the second level. The kitchen foundation appears to be brick piers in-filled with concrete.

The rear elevation has single, two-over-two windows on each of the first and second levels and an octagonal vent in the gable end. The side of the shed-roofed entry porch is also visible on this elevation.

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Outbuilding (contributing)

Behind the house, at the end of the driveway, is a one-and-a-half-story, rectangular, side-gabled, outbuilding built during the same period as the house. This unique, vernacular structure is composed of two materials. Nearest the house, the outbuilding is clad in vertical boards and has a full-height board-and-batten door. To the north of the door is an opening at window height that is not glazed. There are two similar openings in the gable end closest to the house and two to the rear elevation on this side. The other half of the outbuilding is constructed of a composite aggregate masonry of heavy mortar and fieldstone. There are vented openings to the front and rear elevations of this portion of the structure and the gable end has a large opening with concrete block reinforcement. The gable end is clad in vertical boards with a ventilation opening near the ridgeline. Inside this structure, the floor is gravel, an aggregate masonry half wall separates the two sides of this building and signs of fire damage to some of the roof rafters are evidenced by sistered, newer wood. On the masonry side there are thin strips of wood that have been placed in the walls.

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STATEMENT OF SIGNIFICANCE

Cobble Hill Farm, located in the City of Staunton, is comprised of a well-preserved complex of late-nineteenth to early-twentieth century agricultural buildings; an architecturally significant early-twentieth-century, Tudor Revival style owner's residence designed in 1936 by Sam Collins; a gambrel-roofed barn, built in 1937, the first he ever designed; and two tenant farmhouses and their accompanying outbuildings of late-nineteenth- and early-twentieth-century origins.

The agricultural unit consists of over 196 acres of farmland used primarily to grow hay and raise sheep. The farm was the summer home for Harriet Echols Ewing Hanger, the granddaughter of Civil War Gen. John Echols, an attorney who returned to Staunton after the war, became president of both National Valley Bank and a subsidiary of the C&O Railroad, and accumulated wealth in real estate speculation. Her father, Edward Echols, was a board member of the C&O and lieutenant governor of Virginia from 1898-1902.

Mrs. Ewing Hanger assembled Cobble Hill Farm from three separate parcels in the early-to-mid-twentieth century to create an economically viable agricultural unit and protect the land from the subdivision that had consumed most other farms in the surrounding area starting in the late nineteenth century. Cobble Hill is one of only four farms in the City of Staunton of between 50 and 500 acres that is also still actively engaged in agriculture.

Situated high on a knoll, the house is accessed by a long, paved driveway through pastures, overlooks farmland on two sides; and is sheltered from encroaching development by tree cover on the other two sides. The house itself is not visible until you reach the top of the drive where you are flanked on three sides by the contributing outbuildings: a large shed, and dairy and feed barns. Sam Collins, of the Staunton firm of T.J. Collins and Son, Architects designed the main house, and the garden's summerhouse and tower in 1936. In a style dictated by the owners, Mr. and Mrs. Ewing, he departed from the Colonial Revival style that represents the majority of his work in Staunton and designed a Tudor Revival/French Eclectic summer residence out of rusticated masonry block. Experimenting with this relatively new building material, in conjunction with Mrs. Ewing, he had potato peels rubbed on the exposed surface of the concrete block to age it.

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In 1937, Sam Collins designed a large, gambrel-roofed barn to support farm operations for the Cobble Hill tenant farm across the street. Sam Collins had never designed a barn, so he contacted the U.S. Department of Agriculture which in turn referred him to Virginia Polytechnic Institute and State University to learn of the technical requirements necessary for this project.

T.J. Collins was responsible for the design or modification of over two hundred Staunton buildings between 1891 and 1911. His son, Sam Collins, would carry on his family's legacy by designing 138 residences and sixty church buildings during his career. While he is primarily known for his work in the classical revival styles, Cobble Hill is one of three buildings he designed in Staunton in rusticated concrete block and his only example of a Tudor Revival-style manor house in the vicinity. The house remains remarkably unaltered since its construction and has remained in the Ewing/Hanger family since its construction. Cobble Hill Farm is comprised of a well-preserved complex of late-nineteenth-century agricultural buildings and an architecturally significant early-twentieth-century owner's residence, as well as two tenant farms. It consists of over 196 acres of farmland used primarily to grow hay and raise sheep. Assembled from three separate parcels in the early-to-mid-twentieth century by the current owner's mother, an economically viable agricultural unit was created and the land protected from the subdivision that had consumed most other farms in the surrounding area starting in the late nineteenth century.

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Historical Background

Criterion A

The land now known as Cobble Hill Farm was part of the original 1736 Manor of Beverley land grant and contained 188,491 acres. Between 1738-1744, Colonel William Beverley of Essex County sold one-quarter of this land, with an average acreage per farm of 503 acres. By 1760, three-quarters of the landowners in Beverley Manor owned between 100-400 acres and by 1775 all of what had been forest in 1736 had become productive farmland.

By the middle years of the nineteenth century, Augusta County ranked first in the Commonwealth in the cash value of farms, farm implements and machinery and had firmly established itself as an agricultural center for the region. As Staunton became a center of banking, manufacturing and retail trade in the mid-nineteenth century and sustained a generation-long agricultural depression in the late nineteenth century; it was in the subdividing of land that fortunes were made as the century turned. In 1869, the average size of a farm in Augusta County was 225.8 acres; in 1919 the average size had dwindled to 111 acres. There were twice as many farms on the same amount of land.

Clay Catlett and Elliott G. Fishburne, who conducted a study on the rural social economics of Augusta County published by the University of Virginia in 1928, commented that “the average farm in Augusta County is too small for maximum operating efficiency,” since “the farms are devoted largely to raising cereals, hay and forage, and these products are raised more efficiently on larger farms than on those the size of the average farm in Augusta County.

It is against this backdrop that the Ewings were to assemble the land for their farm. In 1932, when they rejoined the land that had been subdivided in 1890, Cobble Hill Farm was 129+ acres. As this size was not considered optimal for farming, Mrs. (Ewing) Hanger acquired the 63.05 acres contiguous to her own property when it came up for sale in 1964.

While the amount of actively farmed land in the countywide area declined eighteen percent between 1959 and 1996, Mrs. Hanger’s acquisition insured that the land that had been farmed since the late eighteenth century would remain so and therefore maintain the rural character and ensure the productive use of her other agricultural land.

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Parcel #10007, the 63.05-acre parcel that is contiguous to the parcel on which the house is sited was Lot #8 in a 145-acre subdivision of Bear Wallow Farm to settle the estate of David Fultz in 1886. Having been willed to the wife and children of A.H. Fultz, it was sold to John W. Dixon in 1892 and it remained in the Dixon family until Mrs. Hanger bought it from Mrs. Dixon in 1964. Its present size is the result of further substantial subdivisions in 1911 and 1951.

Frederick and Isabella Houghton had amassed Parcel #10010 of roughly 153 acres from three separate tracts between November 1873 and February 1874. It was from this husband and wife that Andrew J. Butts bought this property in 1876. Ten years later, Mary A. Pollock would purchase this property. In 1893, Mary Pollock conveyed the portion of this property containing the frame dwelling, barn, and stable to her daughter, Mary Lambert, with the remaining sixty-one acres conveyed to Edward Echols. Frank Lambert, Mary's son would sell this eighty-eight acre tract to A.C. Thomas in 1919 and William Ewing would purchase it from the same in 1932. The frame dwelling mentioned above was razed to make way for the building of the Collins-designed residence at Cobble Hill.

Parcel #10008 is a 46.68 tract across Woodlee (Heights) Road from the parcel on which sits the owner's residence for Cobble Hill Farm. It was subdivided from that parcel in 1890 and in purchasing it for Cobble Hill Farm in 1932, Mr. Ewing effectively rejoined two parcels that had been one entity from 1874 until 1893. From historical records, we learn that a tenant farmer was residing on the property when it changed hands in 1890. Edward Echols, lieutenant governor of Virginia from 1898 to 1902, the present owner's grandfather, was the purchaser in 1890, but sold the parcel in 1895 to Lucy Moore. It did not change hands again until 1932 when William Ewing purchased it.

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Historical Background

Criterion C

When T.J. Collins was born in 1844, his family had already been involved in the construction and design of buildings for sixty years. His grandfather, John Collins, was runner-up in the official design competition for the White House in 1792. After working in Washington, D.C., T.J. Collins came to Staunton to work for the ill-fated Staunton Development Company. After the demise of that entity, T.J. Collins went on to start his own firm in the mid-1890s. His son William joined the firm soon thereafter and son Samuel joined them in 1906 after working for an architect in North Carolina. Credited with being the primary influence on the appearance of Staunton's built environment, in approximately twenty years, T.J. Collins designed or modified over two hundred buildings, mostly in the Staunton area.

Drawing on his father's experimentation with a variety of architectural styles, Sam Collins assumed a leadership position in the family firm after his father's stroke in 1911. Of the 138 houses he designed, fifty percent were in Staunton. He is credited with designing entire blocks of residences on a couple of streets in Staunton. Sam would never marry and would live his entire life in the house his father built, with a maiden sister.

While records of the firm have been preserved at the Historic Staunton Foundation and are in the process of being classified/indexed, the owner's residence at Cobble Hill Farm is one of four known works by this firm in rusticated concrete block; three of which are in Staunton and the fourth in Harrisonburg. After complications from prostate surgery caused the amputation of one leg, Sam turned to this building material for the design of his new, handicapped-accessible office space in 1946.

While the residence at Cobble Hill is Sam's most ambitious work in the Tudor Revival style, there are a handful of other houses in Staunton that share some of the design elements. One of these, a small cottage he referred to as the "cinder shack" due to its building material, shares the gable-end detail of a dovecote seen on the porch at Cobble Hill; while another small residence, also built of concrete block, across town shares the post and beam detail of the structural supports for its entry porch; and a third cottage clad in stucco echoes the half-timbering.

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Harriet Echols Ewing Hanger was the granddaughter of Civil War Brigadier General John Echols. General Echols was a graduate of Washington College, now Washington and Lee University, and studied law at Harvard. After the war he practiced law in Staunton, was president of National Valley Bank and of the Chesapeake, Ohio and Southwestern Railroad (a subsidiary of the C&O).

The general's son, Edward Echols, was a practicing attorney in Staunton and succeeded his father as a prominent member of the board of the Chesapeake and Ohio Railroad. He would also become a state senator representing Staunton in Virginia's General Assembly and would serve as the Commonwealth's lieutenant governor from 1898-1902. His daughter, Harriet, grew up at Oakdene, a complex rendition of a Queen Anne-style residence, designed for Edward Echols by the Philadelphia firm of Yarnell and Goforth in 1893.

In 1936, Harriet Echols (Ewing Hanger) would follow in her father's footsteps when she commissioned the design of a unique residence. Her family's wealth, accumulated in real estate speculation, finance, and transportation, gave her the ability to finance the design and construction of her residence at Cobble Hill.

Cobble Hill was designed as a summer residence for Harriet Echols Ewing and her husband, William. However, Billy Ewing, a retired, penniless British diplomat from Crieff, Scotland, and Harriet Echols's first husband, died before construction began. Their winter home was Oakdene Cottage on Sherwood Lane, built for them by Harriet's mother (Mrs. Edward Echols) directly behind her home, Oakdene, on East Beverley Street in Staunton.

Examination of the T.J. Collins and Sons architectural files at the Historic Staunton Foundation reveal that there were many preliminary designs before arriving at the design for the structure we see today. Evidently, the two developed a good working relationship as during the construction of the house, Mrs. Ewing commissioned Sam to design a barn for the tenant farm across the street.

After Mr. Ewing's death, Harriet Echols Ewing would marry another Englishman and live in Chile for three years before her return to Staunton and 1941 marriage to Dr. Franklin Hanger, a local doctor's son. They would live in the cottage on Sherwood Lane when not at Cobble Hill until appointments as professor of medicine at Columbia, and then Johns Hopkins, took them away from Staunton for much of the year.

After the death of Mrs. Hanger, her daughter Harriet Hanger (Craske) inherited Cobble Hill, as well as Oakdene and Oakdene Cottage. She chose to live at Cobble Hill year-round and had cast-iron baseboard heat installed in the early 1990s.

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Augusta County Deed Book 120, p. 18
Augusta County Deed Book 123, p. 117
Augusta County Deed Book 124, p. 125
Augusta County Deed Book 164, p. 506
Augusta County Deed Book 194, p. 386
Augusta County Deed Book 224, p. 488, 490
Augusta County Deed Book 256, p. 138
Augusta County Deed Book 261, p. 139
Augusta County Deed Book 386, p. 482
Augusta County Deed Book 400, p. 267
Augusta County Deed Book 429, p. 352
Augusta County Deed Book 491, p. 556

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Verbal boundary description

Parcel #10007 – Legal (045-107) East side of Springhill Road, 63.05 acres, County Deed Book 491, page 556 and County Will Book 40, page 632

Parcel #10008 – Legal (045-113) East side of Rt. 613 adjacent city limits, 46.68 acres, County Will Book 40, page 632

Parcel #10010 – Legal (045-114) Adjacent City of Staunton on Rt. 810, County Will Book 40, page 632

Verbal boundary justification

The nominated property includes all of the parcels listed above and recorded by deeds and commonly referred to as Cobble Hill Farm.

UTM References:

Zone/Easting/Northing

5. 17/668750/4226480

6. 17/668680/4226750

7. 17/668970/4226740

8. 17/669000/4227120

9. 17/669000/4226980

10. 17/669160/4227000

11. 17/669140/4227190

12. 17/669000/4227140

13. 17/669000/4227200

14. 17/669120/4227310

15. 17/669060/4227400

16. 17/669330/4227530

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All photographs are of:
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Staunton, VA
DHL FILE # 008-5024
NEG. NO.:20929, 20930, 20931
CREDIT: Prewitt S. Scripps
DATE: August 2003
NEGATIVES FILED: VA Dept. of Historic Resources, Richmond, VA

1. VIEW OF: West entry façade of Cobble Hill owner's residence looking east
PHOTO 1 of 13 (roll # 20929 – negative # 17)
2. VIEW OF: East façade and south portion of cross gable looking northwest
PHOTO 2 of 13 (roll #20929– negative # 12)
3. VIEW OF: Detail of living room mantel on north wall, owner's residence
PHOTO 3 of 13 (roll #20929– negative # 2)
4. VIEW OF: Dining room of owner's residence showing exposed beams, looking north
PHOTO 4 of 13 (roll #20929– negative # 7)
5. VIEW OF: Upstairs hall from top of stairs looking east
PHOTO 5 of 13 (roll #20929– negative # 10)
6. VIEW OF: South elevation of Feed Barn/outbuilding from motor court looking east
PHOTO 6 of 13 (roll #20930– negative # 0)
7. VIEW OF: Dairy barn from driveway looking southeast
PHOTO 7 of 13 (roll #20930– negative # 17)
8. VIEW OF: West elevation of Summerhouse at rear of garden looking east
PHOTO 8 of 13 (roll #20930– negative # 5)

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All photographs are of:
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Photo list continued

9. VIEW OF: West elevation of tower atop cistern looking east
PHOTO 9 of 13 (roll #20930– negative # 3)
10. VIEW OF: East elevation of tenant farm #1 dwelling looking southwest
PHOTO 10 of 13 (roll #20930– negative # 22)
11. VIEW OF: East and north elevations of barn on tenant farm #1 looking southwest
PHOTO 11 of 13 (roll #20930– negative # 21)
12. VIEW OF: East entry elevation of tenant farm dwelling #2 looking west
PHOTO 12 of 13 (roll #20931 – negative # 6)
13. VIEW OF: East elevation of outbuilding looking west
PHOTO 13 of 13 (roll #20931 – negative # 10)